

## **Board of Director's Meeting Minutes October 30, 2024**

**Call to order:** by President Bob Upson at 6:54 PM

**Establish a quorum:** there was a quorum. Directors present- Bob Upson, Colleen Shaffer, Russell Budd, Janet Aho, Sally Goodman, Shawn Owens, Greg Mihalko, and Cesar Romagosa.

**Approval of minutes:** meeting minutes from September 18, 2024 Board of Director's meeting- Greg motions to approve and Colleen seconds. Motion passes unanimously.

**Seating of new board member:** Bob nominates Ray Johnston to the empty Director's seat. Colleen motions to approve the nomination. Greg seconds the motion and it passes unanimously. Ray is appointed as the new director.

**Master report:** Shawn reported that the pending lawsuit has been settled. The original proposal was for a million dollars but settled at \$200,000.00. The traffic study revealed that the speed limit signs meet county guidelines. FPL removed the meter that controlled the irrigation pump. The master board agreed to replace it. Jack's Electric applied for the permit and FPL has finally activated the new meter. The design and installation of the new entrance monument was approved and Mattamy has applied for the permit. Apparently, the small plot of land where the monument will be placed belongs to LWDD. Mattamy requested and received approval from LWDD but the county denied the installation on that site. County commission has been contacted but to date, no further information has been received.

**Treasurer's report:** Janet reported on operating income, expenditures, and reserves for the HOA and swim club. She also reported on a CD at Amtrust which matured October 8. All amounts are as of September 30, 2024.

**GRS report:** the committee is working on closing out past violations and then will do a ride to hopefully close out newer violations. Sally questioned several homes having several violations each. Melissa explained that most homeowners are compliant and that common violations are illegal parking or renter problems. Bob suggested to continue working on procedures.

## **Committee reports:**

### **No ARC applications for October.**

**Violations:** Sally expressed some confusion on violations procedures and was reminded we are putting together procedure for committee to review. Discussion of people adding bedrooms to homes. The board has no say, it is PBC Code. We have concern about # cars and rentals.

**New homeowner report:** Colleen reports 1 new homeowner in October with 3 more in process.

**Landscaping:** Greg reports the hedges behind houses and along Lucerne Lakes Blvd have not been trimmed, will be discussed with landscaper on Tuesday. Bob asked if Greg up to speed on contract Mulch and Fertilizing effort. Island in pool are being redone and expect next week to complete. Normal maintenance will continue.

**Old business:** Clubhouse reservation policy revision- Sally recommends for an amendment to the payment policy to accommodate 503-C tax exempt organizations. After a discussion among directors, the added revision will read as follows: A properly documented 503C corporation of which a sponsoring Swim Club member is in good standing may reserve the Clubhouse through the Swim Club member, subject to all the conditions herein. There will be no cost for a 503C charitable event, subject to the discretion of the Board. Sally motions to approve added revision to the clubhouse policy. Greg seconds and the motion passes unanimously.

**New Business:** the Annual Meeting will be January 15, 2025 6:30PM with the monthly meeting to follow. Sally, Colleen and Ray will be up for re-election. If there will be other members interested in running for election to those seats, notices will be sent to members in the required timeframe. Bob motions to approve and Janet seconds. Unanimously approved.

Hotwire requires a staging area so they will be using 6 spaces in the overflow lot. Equipment will be brought in on Tuesday. The pool lot will be available for parking by members in the evenings 9:00PM to 9:00AM.

**Member forum:** Margie Hoffman questioned if roof and driveway violations were being checked on the drive arounds. Melissa responded that those would be done after hurricane season. Arlene Stropoli asked about the absence of a vice President. Bob answered that one would be assigned at next meeting.

Arlene also questioned how much the new roof would cost and Russ answered it was just under \$20,000.00. She also asked what was done with the profit from the sale of the old pool furniture. Bob said the \$115.00 was to be used to purchase a pool box to store pool toys/ floats. Arlene also questioned the money being spent on new lighting by Jack's Electric. Bob and Russ explained the plans for new clubhouse lighting.

Bobbi Delcorio questioned who was responsible for the maintenance of the walkway between 7400 Pine Forest Circle W and the tennis courts. Russ volunteered to look into the matter.

Jane Sedgwick had a question on the homes with violations over 30 days. Melissa explained a team of 2 would do a drive around and note 15 and 30 day violations. Then the whole team will do check ups.

Linda McClung asked about policy for putting trash out too early. Bob said the county procedure is for the landscaping crews to haul any landscaping debris. Homeowners should be considerate of neighbors and not put any trash/debris out days before scheduled pick up.

Cesar motions to adjourn the meeting. Bob seconds and the meeting is adjourned at 7:45PM.

**Next scheduled meeting is November 20, 2024 6:30PM.**